Safe Life Span on flats constructed by D.D.A.

798. SHRI ANANTRAM JAISWAL: Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether D.D.A. is specifying the safe life span of flats built by them in the allotment letters at the time of allotment of flats ;

(b) if not, the reasons therefor and whether this system is proposed to be introduced: and

(c) whether Government also propose to provide suitable yearly income-tax relief to the allottee by way of depreciation with referance to the life span of the flat and the price charged by D.D.A. ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOUCES (SHRI P.K. THUNGON) : (a) No, Sir.

(b) The DDA has reported that the flats are allotted on "as is, where is" basis and there is no proposal to introduce any clause regarding safe life span of flats in allotment letters.

(c) There is no such proposal under the consideration of Government.

Cases pending under the Urban Land Ceiling Act

799. SHRI GOPALSINH G. SOLANKI : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) what is the number of cases pending under the Urban Development Land Ceiling Act during the last three years :

(b) what is the number of un authorised construction have made so far in the country specially in Delhi ; and

(c) what steps has been taken or proposed to be taken by Government to release surplus land and being down high price of land and houses for poor and common people ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P.K. THUNGON): (a) Implementation of Urban Land Ceilling Act lies with the State Govts. and in all cases State Govts. have been made respondents. The Govt. of India does not compile such information.

(b) Information regarding unauthorised construction all over the country is not compiled by the Govt. of India. However in Delhi the number of buildings constructed illegally in violation of Municipal Bye-laws and un-authorised commercial complaxes constructed in residential areas as also residential flats converted into unauthorised commercial establishment during the last three years as reported by MCD, NDMC and Delhi Cantonment Board in March, 1993 are as under :—

(1) MCD —18489

(2) NDMC — 632

(3) Delhi Cont. Board — 267

(c) Govt. of India has formulated a number of proposals to amend the Uran Land Ceilling Act in order to release surplus land, bring down high prices of land and to provide houses for poor and common people.